113.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	550,600 /	550,600
					USE VALUE:	550,600 /	550,600
					ASSESSED:	550,600 /	550,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA MARLENE ANN	
Owner 2:		
Owner 3:		
Street 1:	116 NEWLAND RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5087.000	149,800		400,800	550,600
Total Card	0.117	149,800		400,800	550,600
Total Parcel	0.117	149,800		400,800	550,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 716.93 | /Parcel: 716.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72272
GIS Ref
GIS Ref
Insp Date 08/10/18

Parcel ID 113.0-0004-0011.0

!8782!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	149,800	0	5,087.	400,800	550,600		Year end	12/23/2021
2021	101	FV	144,700	0	5,087.	400,800	545,500		Year End Roll	12/10/2020
2020	101	FV	144,700	0	5,087.	400,800	545,500	545,500	Year End Roll	12/18/2019
2019	101	FV	135,600	0	5,087.	395,100	530,700	530,700	Year End Roll	1/3/2019
2018	101	FV	135,600	0	5,087.	303,500	439,100	439,100	Year End Roll	12/20/2017
2017	101	FV	135,600	0	5,087.	286,300	421,900	421,900	Year End Roll	1/3/2017
2016	101	FV	135,600	0	5,087.	263,400	399,000	399,000	Year End	1/4/2016
2015	101	FV	126,900	0	5,087.	246,200	373,100	373,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:55:00

LAST REV

Date	Time
08/30/18	18:02:23
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8782

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1162-194		10/22/1996			No	No		A

USER DEFINED

Prior Id # 1:	72272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
11/19/2008	Meas/Inspect	345	PATRIOT
10/27/2000	Hearing Chag	201	PATRIOT
2/7/2000	Meas/Inspect	263	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5087		Sq. Ft.	Site		0	70.	1.13	6									400,826						400,800	

Total AC/HA:	0.11678	Total SF/SM:	5087	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,826	Spl Credit		Total:	400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	55050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	217056
Depreciation:	67287
Depreciated Total:	149769

COMMENTS

ATC FAIR COND BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

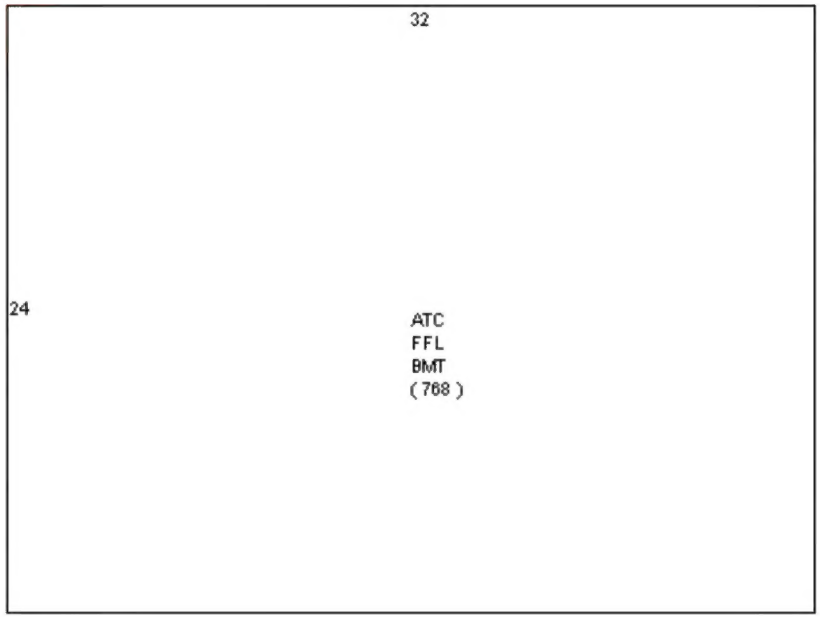
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	92.87
Final Total:	149800	Val/Su SzAd	144.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	147.000	112,896
BMT	Basement	576	44.100	25,402
ATC	Attic	269	88.200	23,708

Net Sketched Area:	1,613		Total:	162,006	
Size Ad	1036.7999	Gross Area	2304	FinArea	768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	75				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	